

December 28, 2000

TO: Mayor and City Council
FROM: John Lettelleir, AICP, Director of Planning
SUBJECT: Results of the Planning & Zoning Meeting December 27, 2000

The following item is scheduled for the January 2, 2001 City Council Meeting

**Conveyance Plat &
Concept / Preliminary Site Plan:** Standridge Addition Block A. Lots 1, 2, & 3.
Applicant(s): V.P. Partners and McClay Properties Company

DESCRIPTION:

A retail building, convenience store with gas pumps, and a parking lot on three lots on 8.6+ acres on the northwest corner of Coit Road and Lebanon Road. Zoned Planned Development-Planned Development-19-Commercial-1. Neighborhood #25.

APPROVED: 4-0 **DENIED:** _____ **TABLED:** _____

RECOMMENDATION:

Recommended for approval subject to:

Concept / Preliminary Site Plan

As submitted

Conveyance Plat

Additions and/or alterations to the engineering plans as required by the Engineering Department.

SN/sg

cc: Stacy Standridge 214-521-8631
Wier and Assoc 817-467-7713
Frank Jaromin
Donnie Mayfield
Mack Borchardt

Agenda No.:

3E

Conveyance Plat &

Concept / Preliminary Site Plan: Standridge Addition Block A. Lots 1, 2, & 3.

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Remarks:

The concept plan shows a one-story, 31,321 square foot, retail building on Lot 2 and a parking lot on Lot 3. The parking lot will be incorporated in to the church development on the adjacent property to the north. The preliminary site plan of Lot 1 shows a convenient store with gas pumps as the first phase of development on the corner. Cross access is provided between all lots and to the church to the north. Right turn lanes are shown at all of the driveways. Parking and landscaping are adequate.

The conveyance plat subdivides the property into three lots and provides access to the median opening for Lot 1.

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